

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0178-00

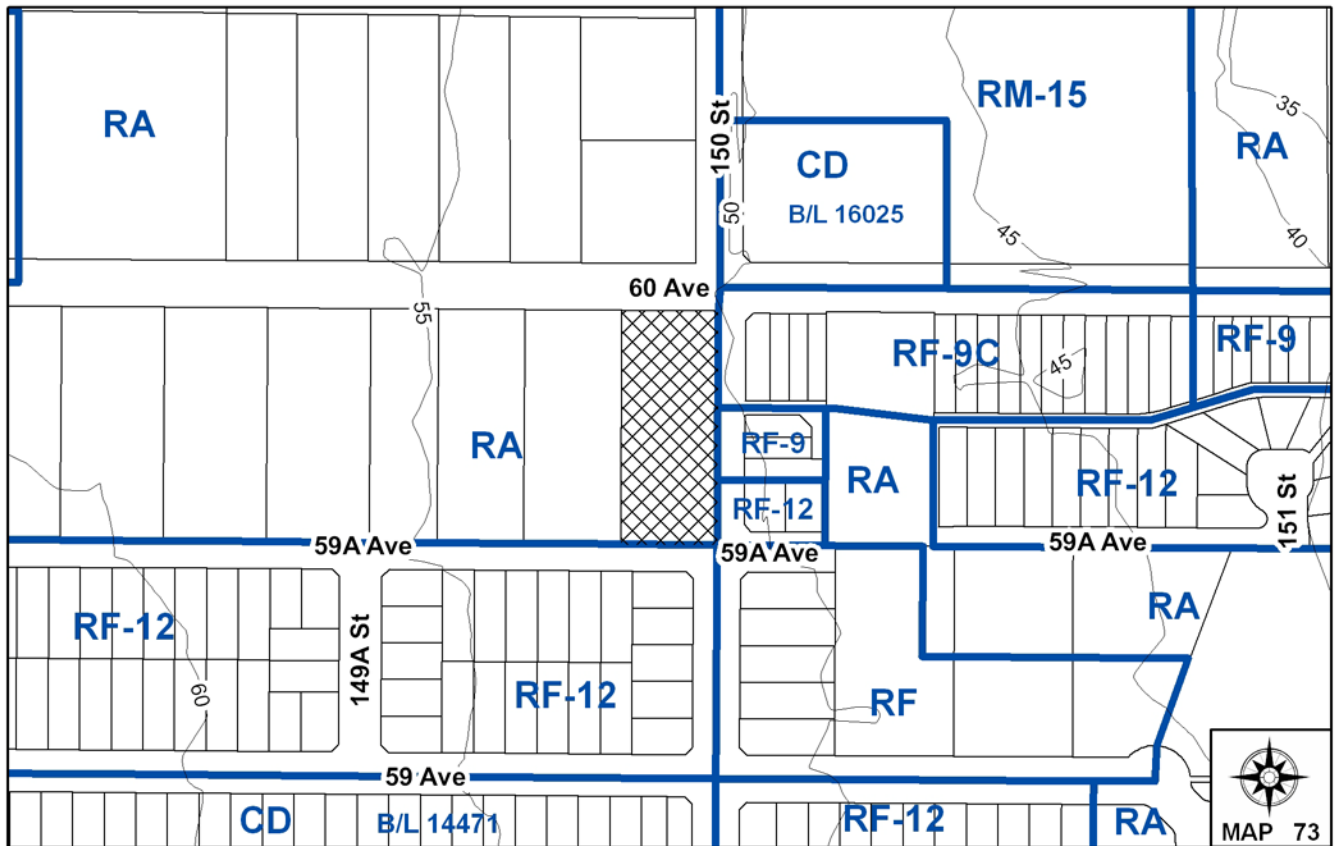
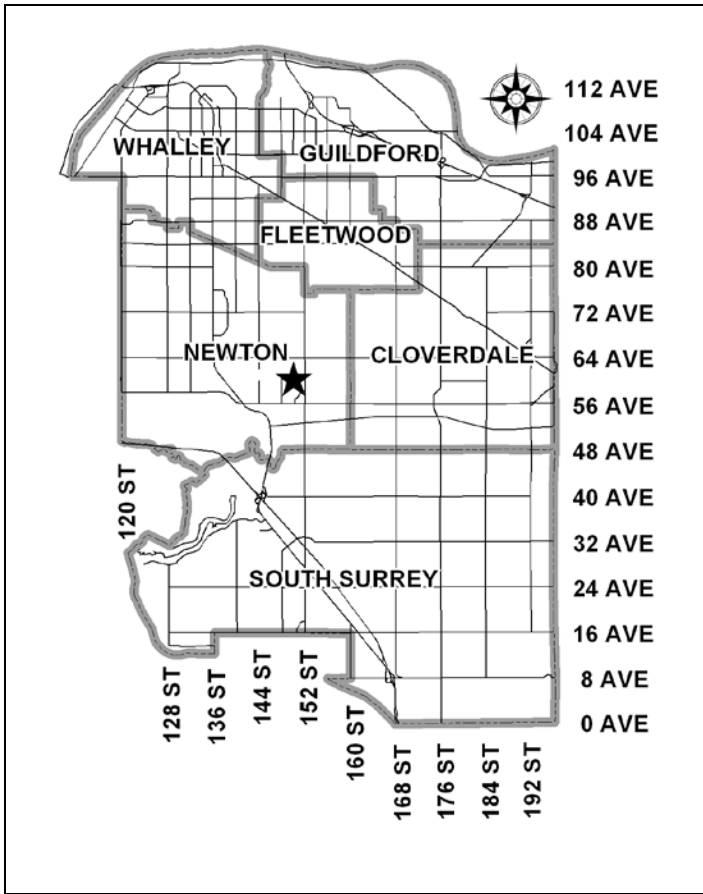
Planning Report Date: December 17, 2007

PROPOSAL:

- **Rezoning** from RA to RF-12 and RF-9C

in order to allow subdivision into three (3) single family small lots with coach housing and four (4) single family small lots.

LOCATION: 14986 - 60 Avenue
OWNER: 0718033 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lots and Single Family Residential Flex



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site identified as Block "A" on the plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and to rezone a portion of the subject site identified as Block "B" on the plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property (14970 - 60 Avenue).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at Cambridge Elementary School
1 Secondary student at Sullivan Height Secondary School

(Appendix IV)

Parks, Recreation & Culture:

- Provide park amenity contribution in accordance with the South Newton NCP.
- Provide 5% cash-in-lieu of parkland.

Min. of Transportation: Preliminary approval is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family residential.	Urban Townhouses 15 upa	RA
East (Across 150 Street):	Single family residential.	Urban Single Family Residential Flex	RF-9C, RF-9 and RF-12
South (Across 59A Avenue):	Single family residential.	Urban Single Family Small Lots	RF-12
West:	Single family residential.	Urban Single Family Small Lots and Single Family Residential Flex	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.4 hectare (1.0 acre) site is located at the southwest corner of 60 Avenue and 150 Street. The site is designated 'Urban' in the OCP and is located within the South Newton NCP. Under the NCP, the site has a combination of 'Single Family Small Lots' and 'Single Family Residential Flex 6 to 14.5 upa' designations. The subject site is currently zoned 'One-Acre Residential (RA)'.
- The South Newton NCP designates the northern portion of the subject site as 'Single Family Small Lots', and designates the southern portion as 'Single Family Residential Flex 6 to 14.5 upa'.
- Immediately to the south, Surrey Project No. 7903-0214 created 44 RF-12 lots, which was approved on November 28, 2006. The road pattern for 59A Avenue, 149A Street, and 150 Street that was proposed with that development conformed with the NCP.
- To the east (across 150 Street), Surrey Project No. 7906-0181 created nine (9) lots, which consisted of two (2) RF-12 lots, three (3) RF-9 lots, and four (4) RF-9C lots. That development was approved on June 25, 2007. The road pattern for 150 Street that was established through that development was consistent with the NCP.

- The proposed development would create three (3) RF-9C lots within the 'Single Family Small Lots' designation, which is located on the northern portion of the subject site along 60 Avenue. The remaining four (4) lots are proposed to be RF-12 type lots within the 'Single Family Residential Flex 6 to 14.5 upa' designation, which is located on the southern portion of this site.
- The proposed development is in keeping with the applicable designations of the South Newton NCP. The proposed lane location also conforms with the intended location of the lane in the NCP, which is proposed in an east-west direction bisecting the subject site between the two designations.

Proposed RF-9C Zone

- In addition to single family dwellings, the RF-9C Zone will also permit secondary suites or coach houses as ancillary uses.
- The RF-9C Zone was originally conceived to allow coach houses on narrow and deep lots to provide a diversity of housing options and higher densities in the East Clayton NCP. The zone has now been implemented in other areas of the City.
- The proposed RF-9C lots range in area from approximately 340 m² (3,660 ft²) to 380 m² (4,090 ft²). These lots will exceed the minimum area requirement of 250m² (2,690 ft²) for Type I RF-9C lots. They also fit the criteria of narrow and deep lots, with an average frontage of 9.5m (31 ft) and an average depth of 37m (120 ft). The proposed depths present an opportunity to provide adequate building setbacks from the rear lot lines, leaving enough room for a coach house and a back yard on each lot.
- The coach house will be located above or adjacent to a garage or carport, separate from the single family dwelling. These coach houses will contribute to an increase in the variety of housing types in this neighbourhood, and will introduce a casual and voluntary surveillance of the lane; serving as a crime deterrent.
- The higher density, as result of allowing coach houses, is justified at this location because the site is located on a bus route (increasing the likelihood of transit usage). Some applications west of 148 Street along 60 Avenue (Project No. 7903-0133-00, 7904-0046-00, and 7906-0181-00) have been approved for RF-9C lots, which provides further justification to support the proposed RF-9C lots within this application.

Proposed RF-12 Zone

- The proposed RF-12 lots comply with the NCP designation 'Single Family Residential Flex 6 to 14.5 upa' on the southern portion of this site. These proposed lots are similar to the lots created in the previous development to the south (Project No. 7903-0214-00) and to the east (Project No. 7906-0181-00) of the subject site.
- The proposed RF-12 lots meet the minimum size requirements of the RF-12 zone. The average size of the four (4) RF-12 lots is 390 sq.m. (4,200 sq.ft.), with an average frontage of 14.5 m (48 ft) and an average depth of 26m (85 ft).

- Unlike the RF-9C lots, which require access from a lane, only that RF-12 lot located at the corner of the proposed lane and 150 Street will require access from the lane. The other RF-12 lots will have direct access to a road; that being 150 Street or 59A Avenue.

Building Design Guidelines

- The applicant has retained Tynan Consulting Limited as the Design Consultant for this project. The Design Consultant conducted a character study, which included the older and newer neighbourhoods in this area, and based on the findings proposed a set of building design guidelines for the proposed RF-12 and RF-9C lots (Appendix V).
- The recommended design for the RF-12 and RF-9C lots include Neo-Traditional, Neo-Heritage, Craftsman-Heritage, and Rural Heritage styles, which will meet current design standards. Additionally, the proposed homes would incorporate the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front façade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives.
- The RF-9C zone allows either a coach house or a secondary suite. The guidelines reflect the fact that the coach house living area above the garage in the rear of the dwellings will form an integral part of the design of the coach house, and shall be compatible with the design of the principle dwelling. Two additional parking spaces outside the double-car garage will be provided.
- The Design Consultant recommends a variety of possible exterior colors to use on the cladding materials. The permitted main exterior materials include stucco, cedar, vinyl, or hardiplank. The roofing will also reflect the style objectives with a minimum of 8:12 pitch with permitted materials consisting of cedar shakes, cedar shingles, concrete roof tiles, or 30 year quality asphalt shingles.
- In-ground basements are feasible and proposed on all of the RF-9C and RF-12 lots. Basement entry homes, however, are not permitted.

Lot Grading

- A Preliminary Lot Grading Plan submitted by Hunter Laird Consulting has been reviewed by staff and is considered acceptable. The plan indicates that there will not be any fill greater than 0.5m (1.6 ft) anywhere on this site.

Tree Preservation

- Randy Greenizan prepared the Arborist Report for Clark Kavolinas & Associates Incorporated, and includes a summary of the recommend tree preservation plan (Appendix VI). The plans have been reviewed by the City's Landscape Architect and it has been determined that the retention of one more tree is required.
- The South Newton NCP delineates preferred road and lane patterns in this area, which the applicant is adhering to. The established road and lane pattern, in conjunction with single family small lots, make it difficult for the applicant to retain several of the existing trees on the property.

- The report identifies 16 by-law sized trees on the subject site, which include Cedar, Maple, Alder, Birch, and Douglas Fir. The report points out there are four (4) trees that will be negatively affected by the construction of the road or lane, and are recommended to be removed. Staff is of the opinion that one of these trees will not be impacted by road works, and revisions to the arborist report are required in this regard. There are an additional three (3) trees that are located within the future building envelopes, and are recommended to be removed as well. There are two (2) trees that are recommended to be removed due to the fact that they are dead.
- Without the revisions required, the report currently indicates that nine (9) by-law sized trees on the site will be removed and seven (7) will be retained. Ten (10) replacement trees are recommended. Given the 2:1 tree replacement ratio, there is an eight (8) tree deficiency in the number of replacement trees proposed, which will need to be addressed through measures such as upsized replacement trees, additional planting, and/or a financial contribution to the City's Green Fund of approximately \$2,400 prior to final approval of the rezoning. These figures may be revised after the final details to the arborist report have been completed.

PRE-NOTIFICATION

Pre-notification letters were sent on July 24, 2007, and staff received several phone calls, letters, and a petition opposing the extension of 150 Street to 60 Avenue. A letter responding to the petition was sent out on December 7, 2007. A copy of this letter has been attached as Appendix VII. A map of the property location of these residents who signed the petition has been included as Appendix VIII.

- Concerns were raised with the additional vehicular traffic that would occur in the neighbourhood and the extension of 150 Street connecting to 60 Avenue. The concerns included the safety of children, property values, and community building being hampered.

(With the development potential in this neighbourhood, continued vehicular traffic is expected to increase. As shown in the approved NCP, Traffic Engineering had determined that a connection to 60 Avenue from 59A Avenue along 150 Street is required for the benefit of the larger traffic network in this region (Appendix VII). The intent of this arrangement is to create through local streets throughout the neighbourhood at two block (400 m) or less spacing. This road pattern allows for increased connectivity and optimal travel path choice for all residents in the neighbourhood. Sidewalks are being constructed on both sides of the streets in this area, providing for safety concerns. Additionally, the development occurring in this neighbourhood meets current design standards and ensures an appropriate number of trees and shrubs are planted on each new lot, adding to the appeal of this area.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Response to Petition
- Appendix VIII. Mapped Location of Petitioners

Jean Lamontagne
General Manager
Planning and Development

RD/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk, Hunter Laird Engineering
 Address: #300 - 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

- (a) Civic Address: 14986 - 60 Avenue
- (b) Civic Address: 14986 - 60 Avenue
 Owner: 0718033 B.C. Ltd., Inc. No. 0718033

Director Information:

Giovanni Fiorino
Elise Puusepp

Officer Information: (as at March 2, 2007)

Giovanni Fiorino, President
Elise Puusepp (Secretary)

PID: 003-152-341
The East 269 Feet Lot 8 Except: Part Subdivided by Plan 25553; Section 10
Township 2 New Westminster District Plan 4258

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-24628

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	9.1 m - 16 m
Range of lot areas (square metres)	336 m ² - 470 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 lots/ha 6 lots/ac
Lots/Hectare & Lots/Acre (Net)	21 lots/ha 9 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	45%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	75%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO